



General Assembly

Substitute Bill No. 1076

January Session, 2011

* ____SB01076HSG__031011__ *

**AN ACT CONCERNING RESIDENT PARTICIPATION IN THE
REVITALIZATION OF PUBLIC HOUSING.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2011*) (a) For purposes of this
2 section: (1) "Disposition" means the sale, lease, transfer or other change
3 in the ownership or control of a housing project or portion thereof; (2)
4 "major physical transformation" means any renovation, rehabilitation,
5 revitalization or redevelopment of real property or a portion thereof
6 for which the estimated cost exceeds fifty per cent of the estimated
7 replacement value of such real property or portion thereof; and (3)
8 "authority" or "housing authority", "housing project" and "real
9 property" have the same meanings as in section 8-39 of the general
10 statutes.

11 (b) Any housing authority that intends to undertake, in connection
12 with a housing project, the major physical transformation or
13 disposition of any real property or portion thereof that is owned or
14 managed by such authority, shall notify all residents of such real
15 property of its intention. If a tenant organization represents the
16 residents of such real property, the authority and the organization
17 shall enter into a written agreement containing the information
18 required pursuant to subsection (c) of this section. If no tenant
19 organization represents the residents of such real property, the

20 authority shall make reasonable efforts to encourage residents to form
21 a tenant organization. Until such organization is formed, the authority
22 shall consult with residents and shall provide such residents with the
23 information required pursuant to subsection (c) of this section. The
24 developer undertaking the major physical transformation, if any, and
25 the entity that will own, lease or otherwise control the real property or
26 portion thereof, if any, shall be parties to any written agreement
27 reached with a tenant organization.

28 (c) Any written agreement entered into pursuant to subsection (b) of
29 this section shall include provisions detailing the ways in which any
30 party to such agreement shall inform residents as to (1) how the major
31 physical transformation, if any, will affect the appearance of the real
32 property or portion thereof, (2) whether any residents will be
33 displaced or rents will increase as a result of the major physical
34 transformation or disposition activities, (3) how the entity that will
35 own, lease or otherwise control the real property or portion thereof, if
36 any, is governed and how such governance may affect such residents,
37 and (4) how such residents may participate in the planning,
38 implementation and monitoring of the major physical transformation
39 or disposition activities. Any authority undertaking major physical
40 transformation or disposition activities shall make reasonable efforts to
41 provide residents and tenant organizations with resources concerning
42 housing policy and resident outreach, training, organizing and legal
43 rights.

44 (d) No authority shall be eligible to apply for financial assistance for
45 the major physical transformation of any real property or portion
46 thereof from the Commissioner of Economic and Community
47 Development or the executive director of the Connecticut Housing
48 Finance Authority unless such authority is complying with the
49 provisions of this section.

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>October 1, 2011</i>	New section
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HSG *Joint Favorable Subst.*